

MINUTES OF RDA REGULAR MEETING – JANUARY 8, 2013

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, JANUARY 8, 2013, AT 7:09 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen
Steve Buhler
Karen Lang
Tom Huynh
Corey Rushton
Steve Vincent

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

ABSENT:

Mike Winder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Layne Morris, CPD Director
Anita Schwemmer, Acting Police Chief
Jake Arslanian, Public Works Department

1664 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Don Christensen who led the Pledge of Allegiance to the Flag.

1665 **APPROVAL OF MINUTES OF REGULAR MEETING HELD DECEMBER 4, 2012**

The Board read and considered Minutes of the Regular Meeting held December 4, 2012. There were no changes, corrections or deletions.

After discussion, Mr. Buhler moved to approve the Minutes of the Regular Meeting held December 4, 2012, as written. Mr. Huynh seconded the motion.

MINUTES OF RDA REGULAR MEETING – JANUARY 8, 2013

-2-

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

1666

APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD DECEMBER 11, 2012

The Board read and considered Minutes of the Special Regular Meeting held December 11, 2012. There were no changes, corrections or deletions.

After discussion, Mr. Buhler moved to approve the Minutes of the Special Regular Meeting held December 11, 2012, as written. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

1667

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2012-2013 BUDGET

Chief Executive Officer, Wayne Pyle, stated a public hearing had been advertised in order for the Board to hear and consider public comments regarding re-opening the FY 2012-2013 Budget. He discussed proposed Resolution No. 13-01 to be considered subsequent to the public hearing, as follows:

Mr. Pyle presented proposed Resolution No. 13-01 which would amend the Budget of the West Valley City Redevelopment Agency for the fiscal year beginning July 1, 2012, and ending June 30, 2013, to reflect changes in the Budget from increased revenues and authorize the disbursement of funds.

MINUTES OF RDA REGULAR MEETING – JANUARY 8, 2013

-3-

The Chief Executive Officer stated State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allowed the Redevelopment Agency to amend its budget during the year. He also stated two such public hearings were held annually regarding budget amendments, one mid-fiscal year, and the second just prior to the end of the fiscal year. He advised notice of the public hearing was given as prescribed by law.

Chairman Christensen opened the public hearing. There being no one to speak in favor or in opposition, Chairman Christensen closed the public hearing.

After discussion, Mr. Rushton moved to approve Resolution No. 13-01, a Resolution Amending the Budget of the West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2012, and Ending June 30, 2013, to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

1668

RESOLUTION NO. 13-02, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH CARMIKE CINEMAS TO PURCHASE PROPERTY LOCATED AT 3217 DECKER LAKE DRIVE

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 13-02 which would approve a Real Estate Purchase Agreement with Carmike Cinemas, in the amount of \$7,000,000.00 plus closing costs, to purchase property located at 3217 Decker Lake Drive.

Mr. Pyle stated the proposed agreement would require the Agency to deposit \$100,000.00 of earnest money into an escrow account, and set forth a 90 day escrow period. He advised the earnest money would be non-refundable; however, the Agency could terminate the agreement during the inspection period.

He reported the subject property was located near the Maverik Center and would play a key role in renewal of that area. He informed future development of Decker Lake Drive was vital to the City due to the importance of the Maverik Center and the area's proximity to I-215. He stated by owning the property the

MINUTES OF RDA REGULAR MEETING – JANUARY 8, 2013

-4-

Agency would have control over its use and development thus ensuring development in accordance with the Agency's and City's vision for Decker Lake Drive.

After discussion, Mr. Vincent moved to approve Resolution No. 13-02, a Resolution Approving a Real Estate Purchase Agreement with Carmike Cinemas to Purchase Property Located at 3217 Decker Lake Drive. Mr. Rushton seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JANUARY 8, 2013, WAS ADJOURNED AT 7:13 P.M., BY CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, January 8, 2013.

Sheri McKendrick, MMC
Secretary